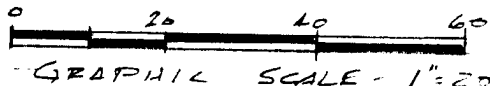


ZONED RA-A
FRONT SB = 0
SIDE = 5' OR 15'
PROP. REAR = 30'
10,742 S. F. (7)
0.24 ACRES

RECEIVED
JUL 10 2008
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



LOT 6, BRIDGE GATE - UNIT 11
PHASE 1 - PLAT BOOK 150
PAGE 86

	TRU-LINE SURVEYING INC. 2070 ATTIC PARKWAY SUITE 505 KENNESAW, GA. 30064 PHONE (770) 919-8732 FAX (770) 919-8731		SURVEY FOR MICHAEL D. ROFFEE	
	IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW. <i>W.E. Clonts</i>		LAND LOT 984 DISTRICT 16 SECTION 24 COUNTY COBB STATE GEORGIA	SCALE 1" = 20' DATE JUNE 10, 2008 DRAWN BY CHECKED BY JOB NO.

APPLICANT: Mike Rogers **PETITION NO.:** V-95
PHONE: 770-287-9113 **DATE OF HEARING:** 09-10-08
REPRESENTATIVE: same **PRESENT ZONING:** RA-4
PHONE: same **LAND LOT(S):** 984
PROPERTY LOCATION: Located on the south side of **DISTRICT:** 16
Bridgegate Trace, east of Bridgegate Drive **SIZE OF TRACT:** 0.24 acre
(2752 Bridgegate Trace). **COMMISSION DISTRICT:** 2
TYPE OF VARIANCE: Waive the rear setback on lot 6 from the required 40 feet to 33 feet.

COMMENTS

TRAFFIC: This request will not have an adverse impact on traffic.

DEVELOPMENT & INSPECTIONS: If this variance request is approved, a plat revision must be recorded reflecting the conditions of the variance. The surveyor must submit the revised subdivision plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: The majority of the proposed addition is to be built over an existing concrete patio. This area currently drains across the rear lawn to an existing drainage easement. No significant stormwater management impacts anticipated

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

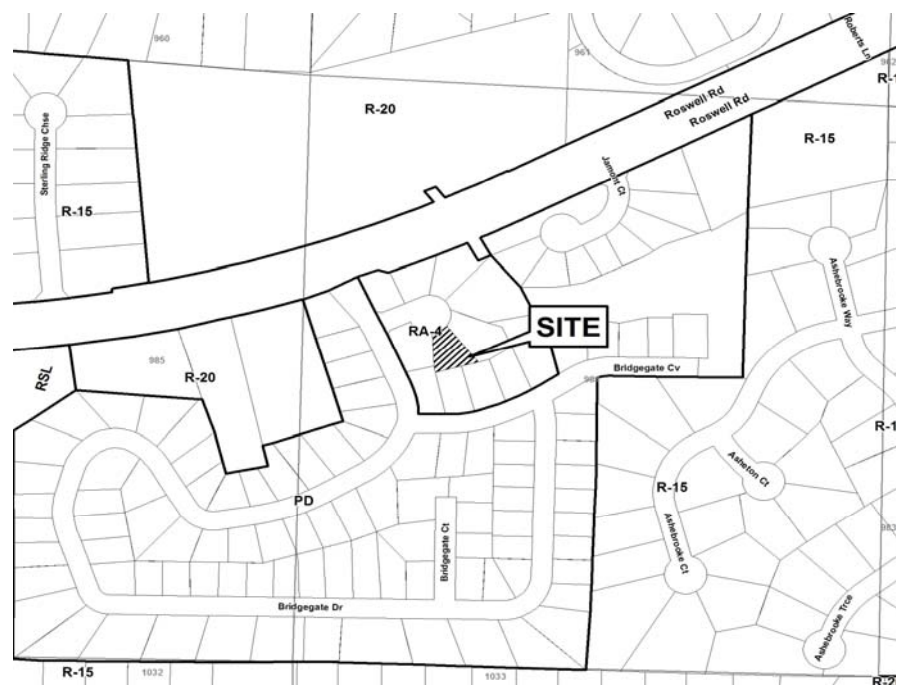
CEMETERY PRESERVATION: No comment.

WATER: No conflict.

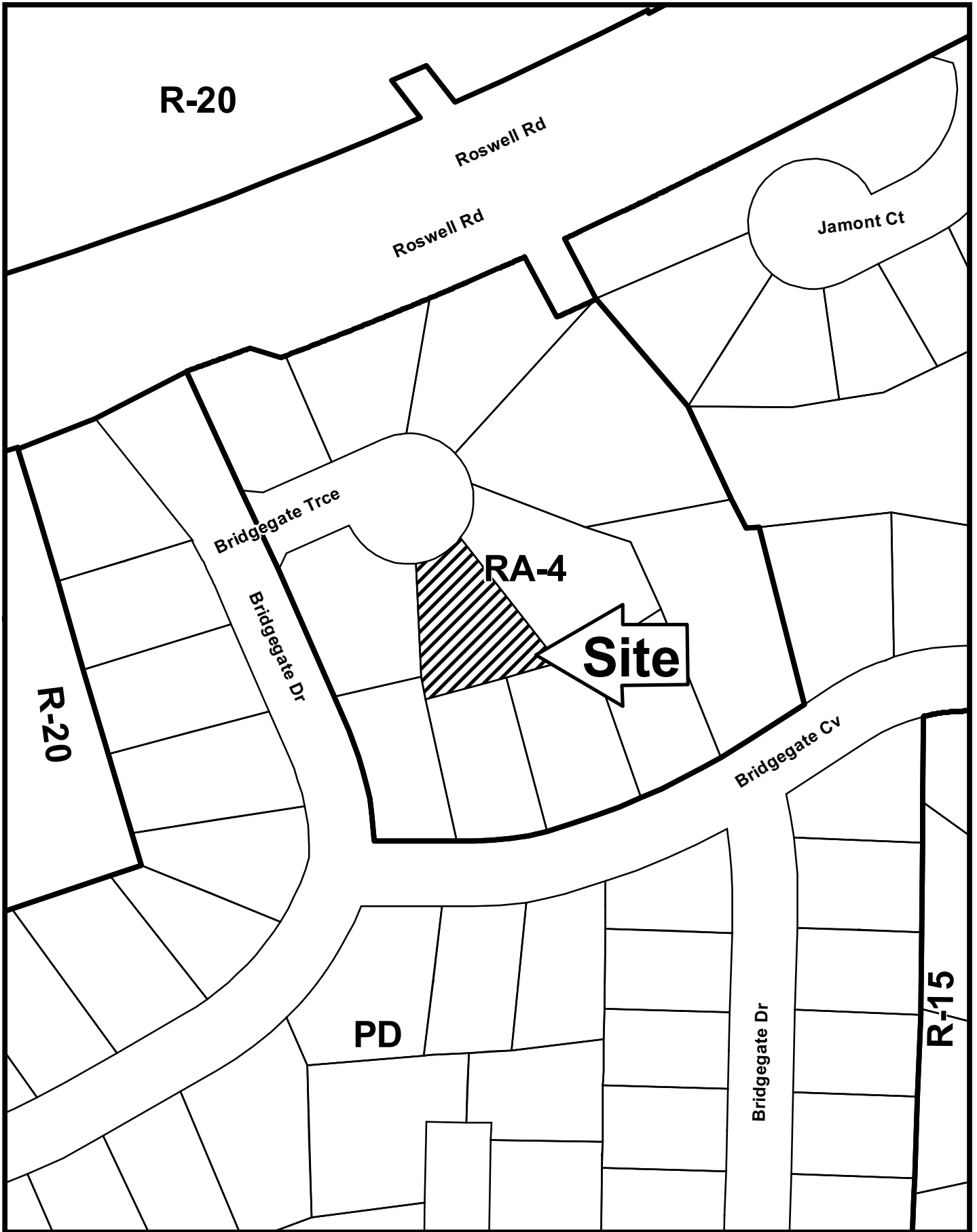
SEWER: As shown on applicant's survey, proposed structure appears not to encroach existing Cobb County Water Sewer sewer easement on the site at the west property line. Structures must be set back at least 2 feet from edge of Sanitary Sewer Easement, per Code 122-123.

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

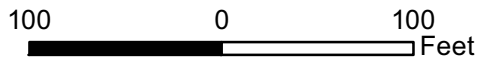
BOARD OF APPEALS DECISION
APPROVED **MOTION BY**
REJECTED **SECONDED**
HELD **CARRIED**
STIPULATIONS:





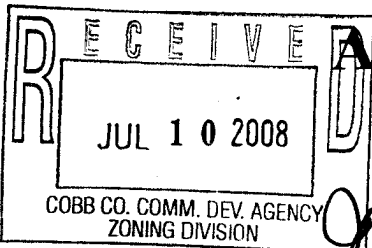
V-95



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary



Application for Variance Cobb County

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

12:20

(type or print clearly)

Application No. V-95
Hearing Date: 9-10-08

Applicant Mike ROGERS Business Phone 770-287-9113 Home Phone 770-287-9103

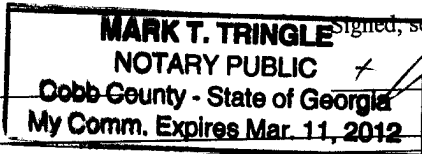
Mike ROGERS
(representative's name, printed)

Address _____
(street, city, state and zip code)

Mike Rogers
(representative's signature)

Business Phone _____ Cell Phone _____

My commission expires: 7/31/12

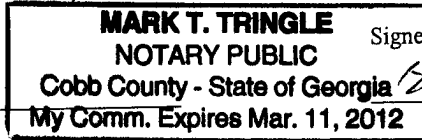


Signed, sealed and delivered in presence of: _____
Notary Public 5/29/08

Titleholder Michael D. ROGERS Business Phone _____ Home Phone _____

Signature Michael D. Rogers Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 7/31/12



Signed, sealed and delivered in presence of: _____
Notary Public 5/26/08

Present Zoning of Property RA-4

Location 2752 BRIDGESATE TRACE
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 984 @ 105 District 16 Size of Tract _____ Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property _____ Shape of Property _____ Topography of Property _____ Other _____

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance.

4' short of required 40' distance - would make a very small room.

List type of variance requested: WAIVE THE REAR SETBACK ON LOT 6 FROM REQUIRED 40FT TO 3.3 FT.